

002.A

Map

0004

Block

0055.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 698,700 /

USE VALUE: 698,700 /

ASSESSed: 698,700 /

Total Card /

Total Parcel

698,700

698,700

698,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
55		FAIRMONT ST, ARLINGTON

OWNERSHIP

Owner 1:	MOHAN JAMES
Owner 2:	MOHAN BARBARA
Owner 3:	
Street 1:	55 FAIRMONT STREET
Street 2:	UNIT 2
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:	RESNICK RICHARD & -
Owner 2:	FLUECKIGER MOLLY -
Street 1:	55 FAIRMONT STREET
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1924, having primarily Wood Shingle Exterior and 1920 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bd rms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8207																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	698,700			698,700
Total Card	0.000	698,700			698,700
Total Parcel	0.000	698,700			698,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:	363.91	/Parcel:	363.9

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	688,200	0	.		688,200	688,200	Year End Roll	12/18/2019
2019	102	FV	633,800	0	.		633,800	633,800	Year End Roll	1/3/2019
2018	102	FV	547,000	0	.		547,000	547,000	Year End Roll	12/20/2017
2017	102	FV	497,500	0	.		497,500	497,500	Year End Roll	1/3/2017
2016	102	FV	496,500	0	.		496,500	496,500	Year End	1/4/2016
2015	102	FV	458,300	0	.		458,300	458,300	Year End Roll	12/11/2014
2014	102	FV	437,000	0	.		437,000	437,000	Year End Roll	12/16/2013
2013	102	FV	439,400	0	.		439,400	439,400		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RESNICK RICHARD	69343-112		5/26/2017		732,000	No	No		
WITKOWSKI THOMA	57495-256		9/23/2011		449,000	No	No		
WITKOWSKI THOMA	55825-105		11/15/2010			No	No		M DEED

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/14/2012	235	Manual	2,244					air sealing & insu

ACTIVITY INFORMATION

Date	Result	By	Name
5/10/2018	Measured	DGM	D Mann
2/9/2018	SQ Returned	MM	Mary M
6/26/2013	Info Fm Plan	BR	B Rossignol
12/22/2011	MLS	EMK	Ellen K
1/20/2011	NEW CONDO	BR	B Rossignol

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc: CND

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - FY2021

aprob

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